

MINUTES OF THE STUDY SESSION OF THE TOWN COUNCIL OF THE TOWN OF CHINO VALLEY

**TUESDAY, APRIL 29, 2014
6:00 P.M.**

The Town Council of the Town of Chino Valley, Arizona, met for a Study Session in the Chino Valley Council Chambers, located at 202 N. State Route 89, Chino Valley, Arizona, on Tuesday, April 29, 2014.

Present: Mayor Chris Marley; Vice-Mayor Darryl Croft; Councilmember Mike Best; Councilmember Linda Hatch; Councilmember Pat McKee

Absent: Councilmember Lon Turner; Councilmember Don Wojcik

Staff Town Manager Robert Smith; Town Clerk Assistant Liz Hart (recorder)

Present:

1) CALL TO ORDER; ROLL CALL

Mayor Marley called the meeting to order at 6:11 p.m.

2) Presentation, update and discussion of General Plan 2013-2014 Review Draft. (Dava Hoffman, Consultant)

Consultant Dava Hoffman presented a review of the draft General Plan.

Definition. A General Plan:

- was an expression of the community's intent to improve its local conditions and protect its attributes for the future;
- provided a basis for decision-making for long-range community development and identity;
- was a broad and flexible guide for long-term growth and community character based on a vision of future aspirations.
- was not a code or other regulation and did not require any change to existing land uses or to existing zoning classifications;
- was a living document that could be amended per Community needs and desires, evolved over time.

Process

- February 2012: Council adopted a Public Participation Plan Resolution and appointed members to the General Plan Committee (GPC).
- March 2012-December 2013: The GPC held many public meetings, workshops, and briefings.
- Mid-December 2013: The General Plan Review Draft was made available for viewing online and at Town Hall.

- January 6, 2014-March 6, 2014: The General Plan was distributed to various agencies for the 60-day review period.
- April 1, 2014: The Planning Commission held its required Public Hearing.

Contents of the General Plan

- *Introduction and Chino Valley Today*: Introductory chapter about the General Plan, how to use it, public participation process, and how to amend it; as well as an overview of community place, character and lifestyle, and population and demographics.
- *General Plan Elements*: Chapters related to Land Use, Circulation/Transportation, Open Space/Recreation, Water Resources/Environment, Cost of Development, and Economic Development.
- *Community Inspired Vision*: “Chino Valley is a community looking to the future that envisions diverse business and employment expansion, varieties in housing, and options in transportation; all while maintaining its valued farming heritage, recreation and environmental assets, and its small town image.”

Elements. Each Element discussed the past, current, and future, with goals and a series of strategies and steps to achieve the goals, along with timing, primary areas, and responsible entities.

- *Land Use Element*: Considered a broad range of land uses and types, and identified growth areas suitable for future multi-type transportation and infrastructure expansions for a variety of uses.
- *Circulation/Transportation Element*: Considered streets, highways, bicycle, pedestrian routes and transit, with all these being correlated with land uses.
- *Open Space/Recreation Element*: Inventoried recreation and open space resources with analyses for future needs, and considered policies for regional coordination of open space, trails, etc.
- *Water Resources/Environment Element*: Considered all available surface and ground water, effluent supplies, and future needs; and addressed policies on qualities of air, water, and other resources in view of future development.
- *Cost of Development Element*: Identified policies that required development to pay its fair share for additional public services that were generated by new development.
- *Economic Development Element*: Focused on employment and business opportunities and areas for specialized economic development.
- Examples of Element goals:
 - *Land Use Goal*: Focus on development of Community Cores and lifestyle choices in land uses.
 - *Circulation Goal*: Encourage circulation improvements with alternative transportation offered for lifestyle choices.
 - *Economic Development Goal*: Expand and enhance local business and create a sustainable economy.
- Each chapter started with a graphic format with the vision in the center and goals surrounding it.

Community Cores

- A Community Core was defined as an area where some uses or a combination of uses were more concentrated than in other areas and might contain various residential and mixed uses with differing focus, such as entertainment, recreation, education, healthcare, or civic centers, all with residential and pedestrian oriented appeal, offering living, working, and

playing environments.

- The Core Concept's neighborhood-centered base encouraged sustainable economy for the whole community and region.
- Potential Community Core Areas:
 - *Major Community/Downtown Core, Road 2 North/SR 89*, which contained existing major retail, highway frontage, traffic signal, water/sewer access, and large vacant adjacent lands; and might expand to schools, Library-Town Hall, Memory Park, Senior Center, to Road 3 North/Road 1 West, and to State Land/Reed Road.
 - *Hospitality/Entertainment Core, Road 1 South/SR 89*, which contained water/sewer access, commercial highway frontage, existing national chain motel, and vacant adjacent properties.
 - *Recreation/Employment Gateway Core, Perkinsville Road/SR 89/Road 1 East*, which contained the existing Community Center Park and multi-purpose building, and was near an elementary school, Town water access, entrance to potential industrial park and recreational uses at Old Home Manor, and existing adjacent vacant land.

Review and Hearings

- Comments during the 60-day review period were received from the Arizona State Land Department, Arizona Department of Water Resources, and citizens.
- On April 1, 2014, at the Planning Commission public hearing for the General Plan, the Commission considered the public comments, then voted to recommend approval with revisions per their discussion.

Updates to Draft General Plan

- Most of the comments from the 60-day review period came from the Arizona State Land Department in that they wanted to make sure that the Town protected their rights. She added several phrases or sentences to acknowledge their comments.
- She corrected a few misspellings and added a former town planner to the staff contributor list.
- She added a reference to the Road 1 East extension and Kalinich Avenue roundabout.

Remaining Steps

- April 29, 2014: Council study session on General Plan Draft.
- May 13, 2014: Council public hearing on General Plan Draft.
- May-June, 2014: Potential adoption by Council of the General Plan and "Call of Election" for voter ratification on November 4, 2014.

3) Presentation and discussion of Draft "Postscript – Considerations for Creating a Sense of Place in Chino Valley." (Dava Hoffman, Consultant)

Consultant Dava Hoffman presented a review of the draft "Postscript—Considerations for Creating a Sense of Place in Chino Valley:"

- The GPC, on many occasions, discussed the need to create a Town identity and sense of place. As this did not fit into any of the Elements, they elected to make it an additional "postscript."
- The GPC's solution entailed creating consistency and continuity without creating rigid regulations that resulted in cookie-cutter development. They developed a 'how-to-do' list with photographs of contemporary and traditional architectural styles, a wide range of

colors with low reflectivity, landscaping to enhance buildings with pedestrian access, and orientation with flexible setbacks. They desired that development design standards be consistent and clear, yet flexible.

- The GPC discussed this with the Commission in January 2014.
- On April 1, 2014, the Planning Commission public hearing included the Postscript, and the Commission voted to recommend approval of it.

Council, Ms. Hoffman, and GPC members discussed the following changes or additions to the General and/or Postscript:

- *Old Home Manor Land Use Concept*: Council discussed (i) Creating a commercial buffer zone between the Old Home Manor recreation area and Bright Star Subdivision; (ii) Removing multi-family residential from near the Gavin Court industrial area, due to dust and noise; (iii) Adding RV parking and expansion of the shooting facility; and (iv) Retaining the college facility as the Town was encouraging the College to keep using its leased land area. Since the map was only conceptual, Council consented that it did not need to be changed.
- *Traffic Circulation*: Adding language about the future signal at Road 1 North and SR 89.
- *Broadband*: A GPC member stated that they discussed the state's broadband initiative, but did not add it, as they did not believe they had any control over it. Council consented to add something in the Postscript section about communications infrastructure.
- *Policy*: Town Manager Smith related that each Element should have a set of policies associated with it.

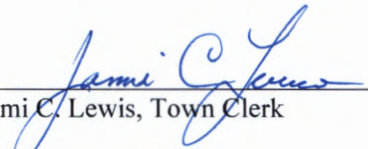
4) ADJOURNMENT

MOVED by Councilmember Linda Hatch, seconded by Councilmember Mike Best to adjourn the meeting at 6:52 p.m.

Vote: 5 - 0 PASSED


Chris Marley, Mayor

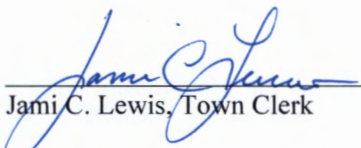
ATTEST:


Jami C. Lewis, Town Clerk

CERTIFICATION:

I hereby certify that the foregoing minutes are a true and correct copy of the minutes of the Study Session of the Town Council of the Town of Chino Valley, Arizona held on the 29th day of April, 2014. I further certify that the meeting was duly called and held and that a quorum was present.

Dated this 13th day of May, 2014.


Jami C. Lewis, Town Clerk